

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**March 27, 2007**  
**7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

<b>CHAIR: KEN LOMBARDI      VICE CHAIR: STEVE WALLACE</b> <b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, LOLA FELLINGER, JIM GIBLIN, DAVID C. MASCARO</b>
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STAFF INTRODUCTIONS**

**PUBLIC COMMENT**

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

**MINUTES**

March 13, 2007

**PUBLIC HEARING ITEM**1. VAR 07-003, SANCERRE VILLAGE MINOR VARIANCE, ALHAMBRA AVENUE

The Planning Commission will hear a Minor Variance request for three of seven single family homes, which were recommended for design review approval by the Architectural Review Commission, to have lot coverage and floor area ratio (FAR) in excess of the maximum 25% lot coverage and maximum 40% FAR allowed in Section 18.20.030 of the Zoning Ordinance. The proposed lot coverage for lots 2, 3 and 6 are 35.8%, 31.8% and 32.2% respectively. The proposed FAR for lots 2, 3 and 6 are 53.7%, 47.7% and 45.4% respectively. The lot sizes are as follows: Lot 2 – 4,467 square feet, Lot 3 - 5,029 square feet and Lot 6 – 7,941 square feet.

The property is located on the eastside of the 6200 block of Alhambra Avenue, approximately 450 feet north of the intersection at Shetland Drive and Alhambra Avenue. Assessor's Parcel Number: 154-680-002

Project Planner: Jeff Olsen, (925) 671-5206, [Jolsen@ci.pleasant-hill.ca.us](mailto:Jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)  
[Attachment E](#)  
[Attachment F](#)  
[Attachment G](#)  
[Attachment H](#)  
[Attachment I](#)

**DISCUSSION ITEMS**1. PLANNERS INSTITUTE

The Commissioners, that recently attended the Planners Institute in San Diego, will give a brief oral report about the various meetings/seminars attended at the conference.

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON APRIL 10, 2007

The next meeting of the Planning Commission will be a regular meeting on Tuesday, April 10, 2007. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

## **COMMISSIONER COMMENTS AND ANNOUNCEMENTS**

Adjourn to a regular meeting of the Planning Commission on April 10, 2007, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.